

[REDACTED]

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**From:** Jo Newitt [REDACTED]  
**Sent:** 11 January 2023 09:03  
**To:** Planning Policy  
**Subject:** Fwd: Proposed plan for new homes in Broadclyst

> Ref: LPBRCL12 LPBRCL29 LPBRCL09

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> Dear Sir,

> I am writing to object to the proposed development in the above sites in Broadclyst.

> There has been a small settlement in the area for hundreds of years and the village has a number of medieval houses and listed buildings. There are close links to the Killerton estate and Broadclyst is one of the best preserved estate villages . The size of the new development will change the unique character of this lovely historical gem for ever.

> There will also be the loss of essential green space and valuable agricultural land with consequent effects on wildlife , insects and birds . The rural setting of the village is valued by residents and visitors alike for its beauty and opportunities to walk and cycle .

> The road system is a series of narrow lanes with occasional passing places and very limited pavements and no cycle lanes. Congestion is severe at the start and finish of school . There is a busy secondary school and a primary school and ad hoc parking around the schools contributes to traffic congestion and can place children at risk as they negotiate the road without pavements. Additional traffic from new housing will simply lead to grid lock .

> Flooding of the lanes is frequent and sometimes the roads are impassible . This is worsening and is likely to continue to worsen with the wetter weather resulting from climate change . A large estate with run off water into the surrounding road system will contribute to further flooding .

> The essential infrastructure of the village , namely schools and GP surgeries are at full capacity and significant increased demand will lead to deteriorating services .

> There are other large housing developments planned in East Devon including 8,000 homes near Exeter airport which makes the destruction of a traditional Devon village unnecessary .

> In December 2022 Michael Gove made amendments to central Governments drive for house building ...namely that special circumstances should be considered by local planners....the wishes of the community should be given more weight when planning approval is considered and that brown sites should be preferred to green sites. There was also an emphasis on protecting the environment appropriately .

> It is vital that EDDC considers these issues very carefully in the case of Broadclyst .

> This letter must be counted as in opposition to the development

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> Yours faithfully

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> Josephine Newitt